



Refurbished Ground Floor Office In Prominent Town Centre Location

TO LET

**GROUND FLOOR
STEPHEN HOUSE
BETHESDA STREET
BURNLEY
LANCASHIRE
BB11 1PR**

1,948 Sq Ft (180.97 Sq M)

- Convenient town centre location close to Marks and Spencer, Next, Primark and Charter Walk Shopping Centre.
- Refurbished open plan accommodation with air conditioning, perimeter dado trunking, suspended ceilings with LED lighting and new kitchenette facilities.
- On site car park and close to substantial multi-storey car park.
- Ideally suited to office use however may suit alternate uses subject to planning.

Location

The accommodation is situated on the ground floor of Stephen House, the remainder of the upper floors are occupied as private apartments. Bethesda Street is located just off St James Street, to the rear of Marks and Spencer's. It is within walking distance of all the facilities offered in the town centre and within an approximate five minute drive for access onto the M65 motorway network.

Description

Fully open plan, ground floor office accommodation with modern kitchenette and WC facilities. The property has undergone an extensive refurbishment, benefitting from new dual air conditioning units, LED lighting, dado perimeter trunking and new kitchenette and WC facilities.

Ideally suited to office use, the accommodation may also suit retail or possible leisure uses subject to planning consent.

Externally there is a rear car park and a large multi storey car park is directly opposite the premises.

Accommodation

1,948 sq.ft (180.96 sq.m)



Planning

It is the prospective Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

Rent

£12,500 per annum.

Business Rates

To be assessed.

Services

The property has the benefit of mains electricity and water.

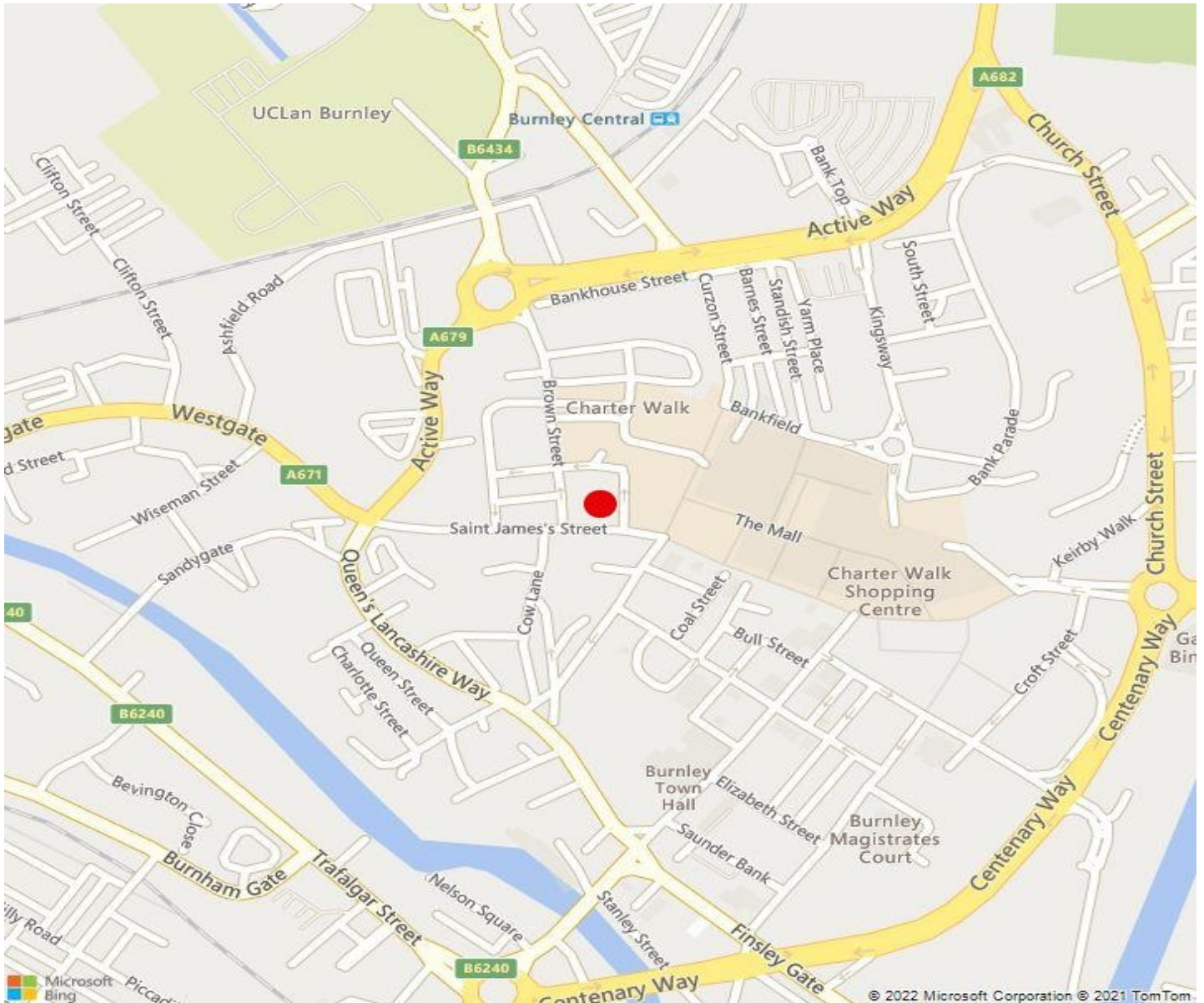
Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each Party is to be responsible
for their own legal costs
incurred.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

